



Housing Chapter Task Force

Saint Paul Comprehensive Plan 2008

7th meeting

May 16, 2007

Agenda

- Introductions - Jim Bellus, chair
- Culturally Sensitive Housing Designs
 - Dr. Tasoulla Hadjiyanni, Univ of MN - College of Design
 - Discussion
- Citywide Housing Design Guidelines Discussion
- Definition and Standards of “Green” Development
 - What is “green”?
 - Minnesota Green Communities criteria
 - LEED-ND standards
- “Sustainable Saint Paul” Initiative
 - Kurt Schultz, PED
- Discussion of design & City “green” housing policy
- Survey reminder – please turn in or fill out.

Culturally-Sensitive Housing Design presentation

- Dr. Tasoulla Hadjiyanni, Univ of MN - College of Design
 - Discussion

Citywide Housing Design Guidelines

to consider

- Infill housing design guidelines
 - sent to Task Force
- Other City-wide design guidelines worth considering?
 - For accessory units/carriage houses
 - Duplex/Triplex Conversion guidelines
 - “Universal design” elements in new multifamily housing

Passive “Green” standards

- Design for appropriate density
 - Transit corridors & nodes
- Build less
 - Built-in storage
 - Build “up”, not “out”

- Making use of **Solar**
 - Orient large windows to the south in northern climates
 - Limit west-facing windows to avoid excess summer heat build-up
 - Maximize solar light via skylights
 - Awnings on all but north side of a home to minimize unwanted summer heat gain
 - Shade trees on the east and west sides of a house to minimize summer heat gain

- Energy-efficient home envelope
 - Sealing air leaks to stop drafts, adding insulation, and using energy-efficient qualified windows
- Pervious surfaces within parking areas
- Others

“Green” or Sustainable Housing

some definitions & guidelines

- **Defining “Green” / “Sustainable”**
 - State of MN definition:

"development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs."
 - Other definitions?
 - Green criteria add about of 2 - 5 % of total development first cost, **BUT...**
- **An array of guidelines and standards...**
 - Nearly 50 regional & national green home labeling programs in US
 - Stats:
 - 16 percent of U.S. greenhouse gas emissions are generated from the energy used in homes.¹
 - Low income families will spend an average of 17% of their income on energy in 2006.²
 - Improved design can save \$40,000/year on utilities (Weidt Group estimate)

“Green” or Sustainable Housing some definitions & guidelines

An array of guidelines...

- Energy Star guidelines (EPA)
 - Qualified homes are at least 15% more energy-efficient than 2004 International Residential Code
 - Lower energy demand and use, Improved home quality and homeowner comfort, and Reduced air pollution
 - 1) Effective Insulation, 2) High Performance Windows, 3) Tight Construction and Ducts, 4) Energy-Efficient Heating & Cooling Equipment, 5) Lighting & Appliances, and 6) Third Party Verification
 - City HRA currently requires developers seeking its funds to take advantage of **Excel Energy’s Energy Design Assistance Program** or the **Energy Star Home program** as part of the pre-approval process

“Green” or Sustainable Housing

some definitions & guidelines

An array of guidelines...

- Minnesota Green Communities criteria
 - National partnership between Enterprise & the Natural Resources Defense Council
 - Local partnership involves Enterprise, Family Housing Fund, Greater MN Housing Fund
 - Targeted at developers
 - Affordable ownership housing (80% of AMI) or rental (60% of AMI)
 - MN Housing [Finance Agency] has adopted
 - St. Paul projects : Winnipeg at Rice/Winnipeg; Village on Rivoli
 - Some requirements waived for moderate rehab or infill
 - Consistent with Energy Star guidelines
 - Enterprise has loans, grants and tax equity

“Green” or Sustainable Housing

some definitions & guidelines

- An array of guidelines...
 - Green Remodeling and Green Building Guidelines
 - Building Association of the Twin Cities, Green Institute
 - Incentive-based, aimed at market-rate housing
 - Green Remodeling guidelines launch fall 2007
 - New SF Construction guidelines launch spring 2008
 - LEED-ND (Leadership in Energy-Efficiency and Design – Neighborhood Developments)
 - Congress for the New Urbanism, US Green Building Council, National Resources Defense Council
 - Pilot projects during 2007-08
 - To be launched in 2009

What do these “Green” or Sustainable Housing Guidelines have in common ?

- “Smart Growth” / “New Urbanist” land development principles
- Energy-efficient construction techniques
 - Waste reduction and Recycling during construction
- Renewable / energy-efficiency
 - Photovoltaics (or set up for them)
 - Energy-efficient lighting & appliances
- Emphasis on “Healthy Living” or indoor health
 - Control of moisture, chemical exposure, radon, pests, ventilation, and airborne pollutants
- Products/processes that promote the efficient use of water
- Sustainable stormwater and water quality management techniques

“Sustainable St. Paul”

key elements related to housing

- Kurt Schultz, PED

Affordability/Demographics Survey

Please complete the affordability/
demographics **survey** and return it to staff
before leaving today.

Thank you!

Next Steps

- Meeting topics schedule:
 - **June 6:** Housing Finance (Central Corridor Resource Center)
 - **June 20:** Housing Finance (Rondo Library)
 - **July-September:** Staff drafts plan
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- Other events:
 - Exhibit: “Building Ties: Culturally Sensitive Housing Designs for the Hmong and Ojibwe People.” February 4-June 3, 2007; Hennepin History Museum

Questions? Comments?

